



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,343	120.1970	171.28	401,309	2002	2002	0	0	9.50	90.50											
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2008													Heated Area: 1946									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 70																							
Interior Floor	12	HARDWOOD 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			01																		
NEIGHBORHOOD/LOC			1047.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,445	100	1,445	223,988																					
FGR	400	55	220	34,102																					
FOP	144	30	43	6,665																					
FSP	334	40	134	20,772																					
FUS	501	100	501	77,659																					
TOTALS			2,824	2,343	363,185																				
EXTRA FEATURES			2350 SAFE HARBOR LN, FERNANDINA BEACH																						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2002	2002	3	83	3,073									
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2002	2002	3	83	227									
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045									
4	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2009	2009	3	91	1,376									
5	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2009	2009	3	91	1,032									
6	0855	CONC PAVER	0	100	0	0	719.00	SF	7.00	7.00	100	2009	2009	3	91	4,580									
TOTAL OB/XF 13,333																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								
REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																									